

C O U N C I L C O M M U N I C A T I O N

TO: THE CITY COUNCIL
FROM: THE CITY MANAGER'S OFFICE

COUNCIL MEETING DATE:
JUNE 6, 1990

SUBJECT: PUBLIC HEARING FOR SUNWEST PLAZA REORGANIZATION


RECOMMENDED ACTION: Conduct a public hearing to receive protests on the Sunwest Plaza Reorganization including annexation to the City of Lodi and detachment from the Woodbridge Fire District and the Woodbridge Water Users Conservation District.

Since this is an uninhabited annexation (i.e. less than 12 registered voters) only property Owners within the annexation may protest. If properties with more than 50% of the addressed valuation protest, the annexation is defeated. Presently two property owners exist, Douglas Oil Company with an assessed valuation of \$165,212 and Kettleman II, a Limited Partnership with an assessed valuation of \$1,892,959. Kettleman II is the proponent of the reorganization.

BACKGROUND INFORMATION: The City Council previously took the following actions on the Sunwest Plaza Shopping Center project: (1) certified the Final Environmental Impact Report; (2) designated the area Commercial on the General Plan; and (3) rezoned the property C-S, Commercial Shopping.

The majority owner has already signed a Memorandum of Understanding with the City concerning infrastructure (wastewater, water, storm drainage, etc.) and the payment of future public improvement fees.

The Sunwest Plaza project conforms to the Annexation Policy adopted by the City Council earlier this year.


James B. Schroeder
Community Development Director

JBS/jmp

RESOLUTION NO. 90-87

A RESOLUTION OF THE LODI CITY COUNCIL
ORDERING THE SUNWEST PLAZA REORGANIZATION (LAFC 6-90), INCLUDING
ANNEXATION TO THE CITY OF LODI, AND DETACHMENT FROM THE WOODBRIDGE FIRE
DISTRICT AND THE WOODBRIDGE WATER USERS CONSERVATION DISTRICT
FOLLOWING NOTICE AND HEARING

=====

BEFORE THE CITY COUNCIL OF THE CITY OF LODI

IN THE MATTER OF THE SUNWEST)	RESOLUTION FOLLOWING NOTICE AND
PLAZA REORGANIZATION)	HEARING MAKING DETERMINATIONS
(LAFC 6-90), INCLUDING)	AND ORDERING REORGANIZATION
ANNEXATION TO THE CITY OF)	WITHOUT ELECTION
LODI, AND DETACHMENT FROM)	
THE WOODBRIDGE FIRE DISTRICT)	
AND THE WOODBRIDGE WATER)	
USERS CONSERVATION DISTRICT)	

Section 1. RESOLVED, BY THE CITY COUNCIL OF THE CITY OF LODI that it
determines:

- a) Preliminary proceedings for the annexation of certain described contiguous territory to the City of Lodi and detachment from the Woodbridge Fire District and the Woodbridge Water Users Conservation District were initiated through the Local Agency Formation Commission of San Joaquin by petition of property owners, and on March 13, 1990, the Local Agency Formation Commission Executive Officer certified the application filed for processing in accordance with the Local Government Reorganization Act.
- b) Thereafter, appropriate proceedings were conducted by said Local Agency Formation Commission, and said Commission on April 27, 1990, adopted Resolution 782 approving the proposed annexation with public notice and hearing subject to the terms and conditions set forth within the subject resolution.
- c) Resolution No. 782 of the Local Agency Formation Commission approving the proposed annexation also authorized the City of Lodi as conducting authority to initiate proceedings for uninhabited reorganization in accordance with Section 57000 et seq. of the Government Code.

Section 2. BE IT FURTHER RESOLVED, BY THE LODI CITY COUNCIL:

- a) That the reorganization approved subject to the terms and conditions contained in Local Agency Formation Commission Resolution No. 782 is ORDERED without election, pursuant

to Government Code Section 56439(c). The changes of organization consist of:

1. Annexation of Sunwest Plaza to the City of Lodi.
2. Detachment of the Sunwest Plaza Addition from the Woodbridge Fire District and the Woodbridge Water Users Conservation District.
3. The boundaries are hereby approved as amended, said boundaries being set forth in Exhibit A.

Dated: June 6, 1990

I hereby certify that Resolution No. 90-87 was passed and adopted by ~~the~~ City Council of the City of Lodi in a regular meeting held June 6, 1990 by the following vote:

Ayes: Council Members - Hinchman, Olson, Pinkerton, and Reid

Noes: Council Members - None

Absent: Council Members - None

Abstain: Council Members - Snider (Mayor)


Alice M. Reimche
City Clerk

EXHIBIT A

April 2, 1990

SUNWEST PLAZA ANNEXATION

TO THE CITY OF LODI

SAN JOAQUIN COUNTY, CALIFORNIA

A portion of Sections 10 and 15, Township 3 North, Range 6 East, Mount Diablo Base and Meridian, more particularly described as follows:

Commencing at the Northwest corner of the Northeast Quarter of said Section 15, said corner being in the intersection of Kettleman Lane (State Highway Route No. 12) and Lower Sacramento Road; thence North $0^{\circ}03'14''$ West, 65.00 feet and North $89^{\circ}21'42''$ West, 40.00 feet to a point on the west line of Lower Sacramento Road, and being the TRUE POINT OF BEGINNING; thence South $60^{\circ}43'27''$ West, 80.20 feet to the north line of said Kettleman Lane; thence South $0^{\circ}38'18''$ West, 100.00 feet to the south line of said Kettleman Lane; thence South $89^{\circ}21'42''$ East along said south line, 71.33 feet to the west line of Lower Sacramento Road; thence southerly along the west line of Lower Sacramento Road, being 40 feet west of the west line of said Northeast Quarter, a distance of 746.12 feet to the westerly production of the north line of that certain parcel of land designated "Vesta Weihe Beckman" on map of survey, filed in Book of Surveys, Volume 7, page 34 San Joaquin County Records; thence South $89^{\circ}11'30''$ East along said westerly production and north line, 702.00 feet to the northeast corner thereof; thence South, along the east line of said Beckman land, 406.88 feet to the southeast corner thereof; thence South $89^{\circ}11'30''$ East, 529.50 feet to the west line of Parcel "A" of parcel map filed in Book 8 of Parcel Maps, at page 116, San Joaquin County Records, being on the Lodi City Limit line; thence northerly, along said west line of Parcel "A" and its northerly production, being along said City Limit line, a distance of 1,252.96 feet to the north line of said Kettleman Lane; thence leaving said City Limit line, North $89^{\circ}20'36''$ West along said north line, 1,091.44 feet to the southerly end of the round corner curve at the northeast corner of the intersection of said Kettleman Lane with Lower Sacramento Road; thence along said round corner curve, northwesterly on a curve to the right, having a radius of 50.00 feet (the long chord of which bears North $44^{\circ}41'55''$ West, 70.27 feet), an arc distance of 77.92 feet to the northerly end of said curve; thence South $85^{\circ}00'06''$ West, 95.35 feet to the true point of beginning.

Containing 29 acres, more or less.

RGS:jf
I 0D179SJ1

RECOMMENDED APPROVAL AS TO DESCRIPTION BY:

Robert D. Schomack
Chief Deputy County Surveyor

APPROVED BY: *Henry M. Thirte*
County Surveyor

**SUNWEST PLAZA
REORGANIZATION
TO THE CITY OF LODI
29 ACRES**

**SCALE: 1" = 600'
PT. OF BEGIN.**

SACRAMENTO ROAD

LOWER

KETTLEMAN LANE (STATE HWY. RTE. 12)

SUNWEST PLAZA REORGANIZATION

ADDITT

LOBRUGH

MANZANITA

Lodi City Limits

746.12'

702.00'

406.88'

529.50'

1252.96'

585°00'06"W 96.35'

58°21'42"E 71.33'

5.60°43'27"N 80.22'

5.0°33'18"N 100°2'

**5.50°
Ls 77.92
On N 44°41'55"N
70.27'**

1,091.44'

1970

Revised 4/2/20

CITY COUNCIL

JOHN R. (Randy) SNIDER, Mayor
DAVID M. HINCHMAN
Mayor Pro Tempore
EVELYN M. OLSON
JAMES W. PINKERTON, Jr.
FRED M. REID

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
CALL BOX 3006
LODI CALIFORNIA 95241-1910
(209) 334-5634
TELECOPIER: (209) 333-6795

THOMAS A. PETERSON
City Manager

ALICE M. REIMCHE
City Clerk

BOB McNATT
City Attorney

June 7, 1990

Mr. Gerald F. Scott
Executive Officer
Local Agency Formation Commission
County Courthouse, Room 153
222 East Weber Avenue
Stockton, CA 95202

Re: Sunwest Plaza Reorganization (LAFCO 6-90) Including Annexation to
the City of Lodi and Detachment from the Woodbridge Fire District
and the Woodbridge Water Users Conservation District

Dear Mr. Scott:


Pursuant to the Commission's Resolution No. 782, the Lodi City Council, in action taken at its June 6, 1990 Regular Council Meeting, adopted Resolution No. 90-87 entitled, "A Resolution of the Lodi City Council Ordering the Sunwest Plaza Reorganization (LAFC 6-90), Including Annexation to the City of Lodi, and Detachment from the Woodbridge Fire District and the Woodbridge Water Users Conservation District Following Notice and Hearing".

The City of Lodi issued and filed herewith, pursuant to your April 27, 1990 letter, a check in the amount of \$250.00 payable to the State Board of Equalization covering the filing fee.

Also, enclosed herewith please find six certified copies of the heretofore mentioned Resolution No. 90-87.

Should you have any questions, please do not hesitate to call this office.

Very truly yours,


Alice M. Reimche
City Clerk

AMR/jmp